



- TOP FLOOR APARTMENT
- NO ONWARD CHAIN
- CLOSE TO TOWN, BEACH AND AMENITIES
- LIVING ROOM
- KITCHEN
- BATHROOM, SEPARATE WC
- LARGE LOFT STORAGE AREA
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING

Iddesleigh Terrace, Dawlish, EX7 9HY

Guide Price £85,000

Offered with NO ONWARD CHAIN is this top floor apartment situated within easy walking distance of Dawlish town centre, beach, railway station and all amenities. Accommodation briefly comprising; living room, kitchen, bedroom, WC, bathroom, loft storage, uPVC double glazing and gas central heating. An early viewing comes highly recommended to appreciate the generous accommodation on offer.



Property Description

Timber front door into...

RECEPTION AREA

With radiator and stairs rising.

uPVC double glazed window on half landing.

LIVING ROOM

With two uPVC double glazed windows to front, radiator, timber staircase giving access to loft storage. Door through to...

KITCHEN

With uPVC double glazed window to front, modern fitted kitchen with high gloss matching wall and base units with roll top work surface over, inset ceramic one and a half bowl sink drainer, space and plumbing for washing machine, space for fridge, wall mounted gas boiler supplying domestic hot water and gas central heating, two ring electric hob, power points, tiled flooring.

BATHROOM

White suite comprising pedestal wash hand basin, panelled bath with shower attachment over, folding glazed shower screen, tiled splash backs, radiator. Door to storage cupboard with timber shelving. Extractor fan.

WC

uPVC obscure glazed window to rear, white close coupled WC, radiator.

BEDROOM

uPVC double glazed windows to rear, radiator, power points.





LANDING

Wall mounted consumer unit, power points, recessed storage area.

LOFT STORAGE

With two Velux windows to rear aspect.

MATERIAL INFORMATION - Subject to legal verification

Leasehold:

Length of Lease: Lease term 999 years from 26 May 2000

Term remaining 976 years.

Annual Ground Rent: Peppercorn rent

Ground Rent Review: N/A

Annual Service Charge: Approx £188.93

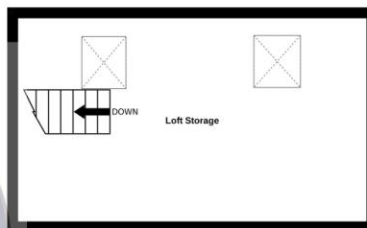
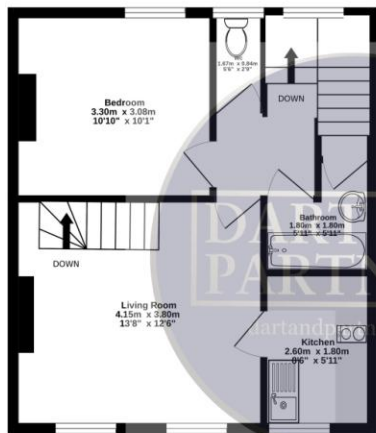
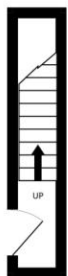
Service Charge Review: Service charge review annually, due around March. In addition to the annual charges listed already, tenants of the property are liable to pay one quarter share of any decoration to common parts. This of course does not happen every year. The common parts carpets were replaced in about 2020/2021.

Council Tax Band A

1st Floor
33 sq.m. (107 sq.ft.) approx.

2nd Floor
48.3 sq.m. (162 sq.ft.) approx.

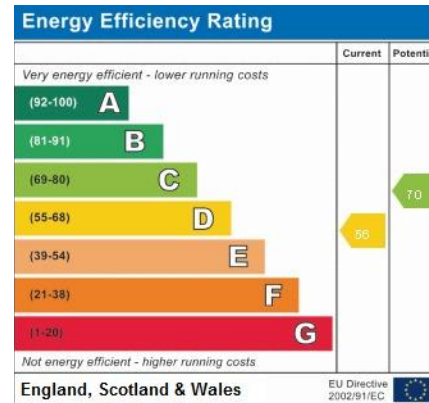
3rd Floor
21.3 sq.m. (69 sq.ft.) approx.



TOTAL FLOOR AREA : 64.9 sq.m. (699 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements